# ELIZABETH SPRINGS

## AMENITY CENTER SITE PLAN

## TOWN OF ROLESVILLE WAKE COUNTY, NC

1ST SUBMITTAL: FEBUARY 4, 2020 2ND SUBMITTAL: AUGUST 27, 2020

DRAWING LIST			
C000	COVER		
C101	EXISTING CONDITIONS		
C300	SITE PLAN		
C310	GRADING PLAN		
C401	UTILITY PLAN		
C450	LANDSCAPE PLAN		
C801	WATER/SEWER/STORM DETAILS		
C802	SITE/NCDOT DETAILS		
C803	NCDOT DETAILS		

PROJECT DATA					
BUILDING AREA	1,745 SQ FT	1745/100 = 17.45 - ROUND TO 18 SPACES			
POOL AREA	2,100 SQ FT	2100/300 = 7 SPACES			
POOL DECK AREA	5,071 SQ FT				
IMPERVIOUS AREA	30,047 SQ FT				

TOTAL REQUIRED = 25 SPACES (1 HANDICAP)



PARKING	REQUIRED	PROVIDED				
REGULAR	28	28				
ADA	2	2				
TOTAL	28	28				

PARKING TOTALS HAVE BEEN CORRECTED TO 25 TOTAL SPACES (1 HANDICAP)

\* PARKING IS BASED ON ROLESVILLE UDO, 1 SPOT FOR EVERY 300 SF GROSS FLOOR AREA OF THE POOL. FOR THE

NUMBER OF UNITS:

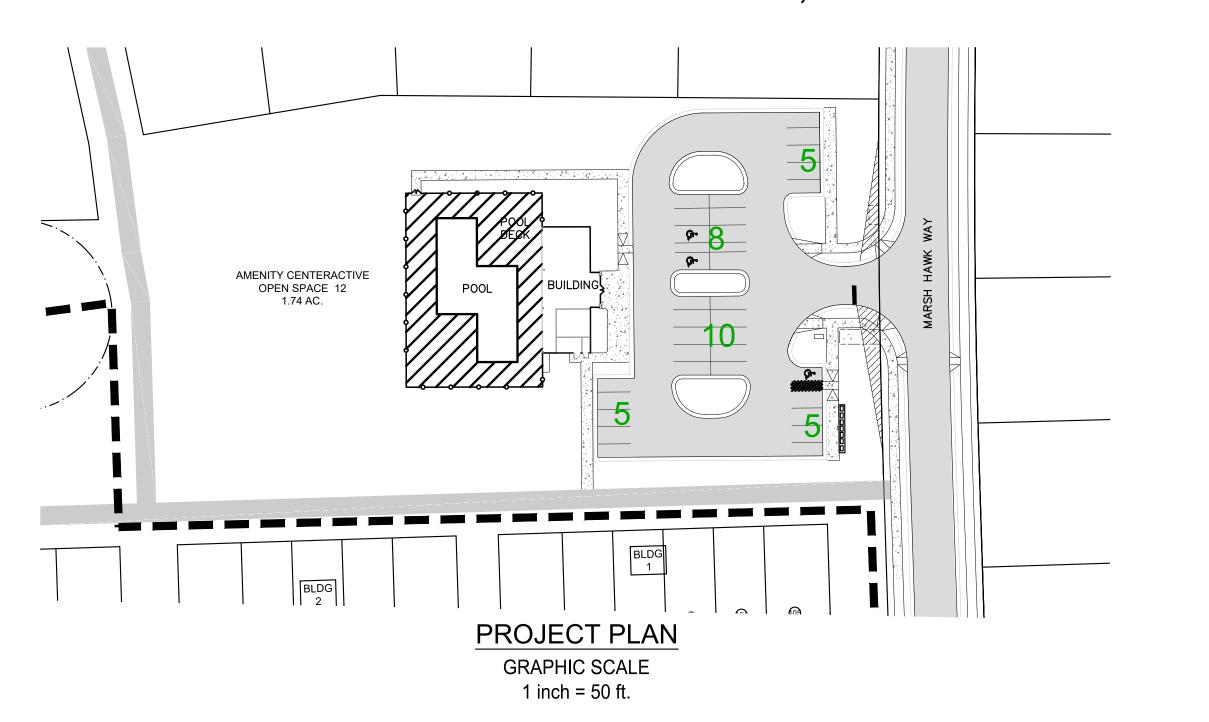
CLUSTER MAILBOX UNITS:

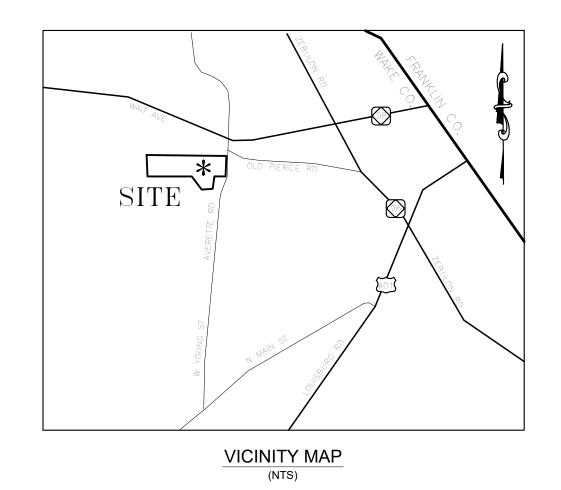
PROPOSED: 5 SPACES AT AMENITY CENTER

### **EXISTING TRACT DATA:**

NC PIN: 1860-03-8619 DEED REFERENCE: DB 017035, PG 01542 REAL ESTATE ID: 0002813

82.22 AC 0.61 AC TOTAL TRACT AREA: AREA WITHIN ROW: NEW TOAL AREA: ZONING: R & PUD, R40W EXISTING USE: VACANT / UNDEVELOPED WOODS TOTAL AMENITY CENTER AREA: 1.74 AC.





**DEVELOPER: EXPERIENCE ONE** 3121 HIGHWAY 64 APEX, NC 27523

OWNER: **EXPERIENCE ONE** 3121 HIGHWAY 64 APEX, NC 27523

**ENGINEER:** SHAYNE LEATHERS, PE BATEMAN CIVIL SURVEY COMPANY 2524 RELIANCE AVE. APEX, NC 27539

## **Bateman Civil Survey Company**

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, North Carolina 27539 Phone: 919.577.1080 Fax: 919.577.1081 NCBELS FIRM No. C-2378

AND FLOODPLAIN MANAGEMENT **APPROVED** EROSION CONTROL X S-EC-011532-2019 STORMWATER MGMT. 

S-WF-011530
-2019 FLOOD STUDY □ S-\_

**EROSION CONTROL, STORMWATER** 

LAND DISTURBANCE PERMITTED IN TRACT /

ENVIRONMENTAL CONSULTANT SIGNATURE

NOTE: 93,244 SF WAS INCLUDED IN ORGINIAL PERMIT FOR AMENITY CENTER IMPERVIOUS



**PRELIMINARY** NOT RELEASED FOR CONSTRUCTION 01/29/2020

**KNOW WHAT IS BELOW** CALL BEFORE YOU DIG COUCH



DESCRIPTIONS

REVISIONS

**KNOW WHAT IS BELOW** 

**CALL BEFORE YOU DIG** 



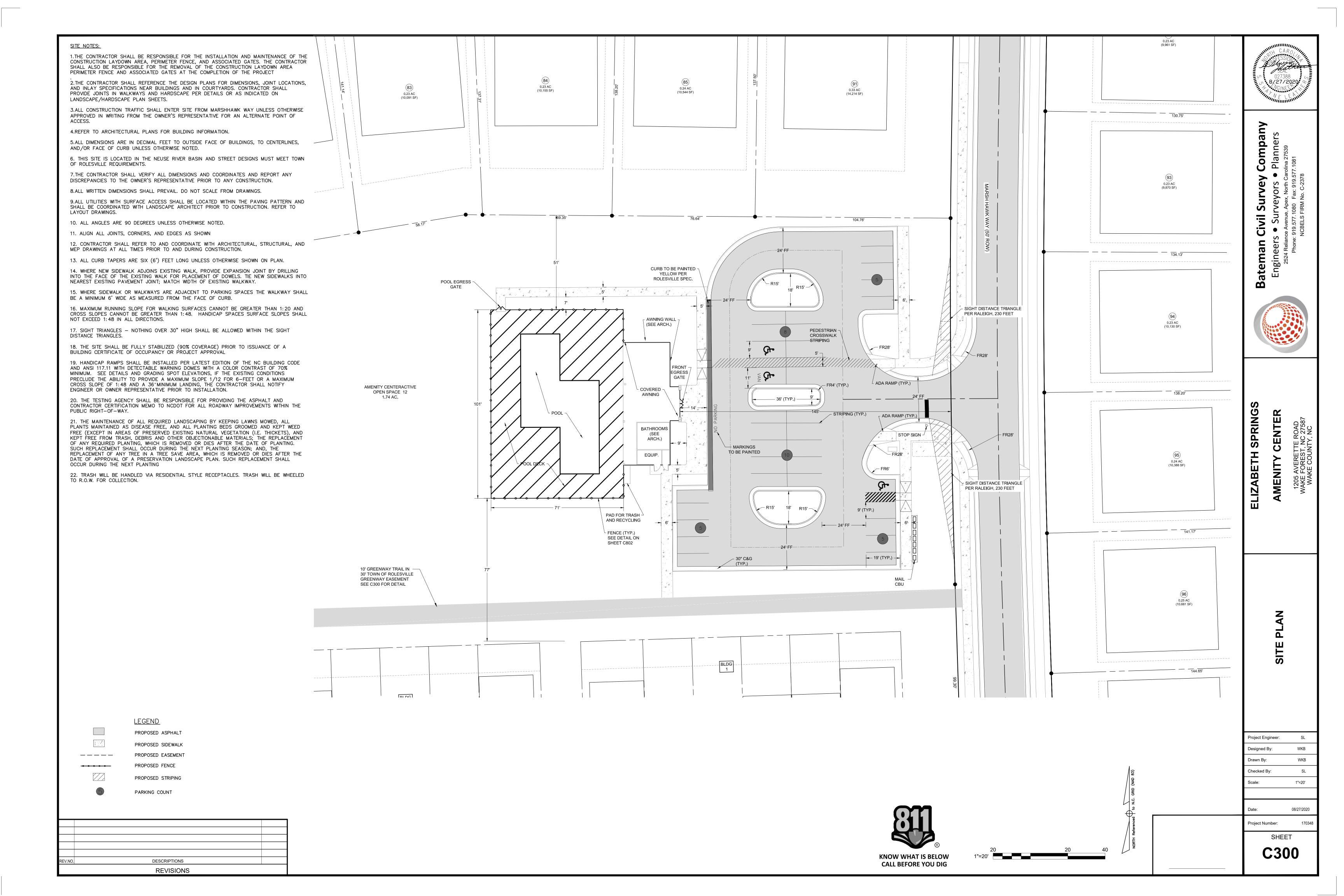
AMENIT

Project Engineer: Designed By: Drawn By: Checked By:

08/27/2020 Project Number:

SHEET

C101



GRADING & STORM DRAINAGE NOTES:

1. REFER TO SHEET C3.00 FOR GENERAL NOTES.

2. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.

3. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30"BETWEEN LANDINGS. NON—CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.

4. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.

5. ALL AREAS WHERE UNPAVED AREAS SLOPE ONTO PAVED AREAS, A 2' WIDE FLAT AREA WITH A SLOPE OF 2% TOWARDS THE PAVED AREA SHALL BE PROVIDED TO PREVENT ORGANICS WASHOUT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.

7. PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.

8. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION.

9. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.

10. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.

11. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.

13. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.

14. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.

15. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 1/20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.

16. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.

17. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STROMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.

18. ALL SPOTS IN PAVED CURB AREAS DENOTE ELEVATION OF BOTTOM OF CURB.

19. ROOF LEADERS TO TIE TO 459-CB @ MIN. COVER

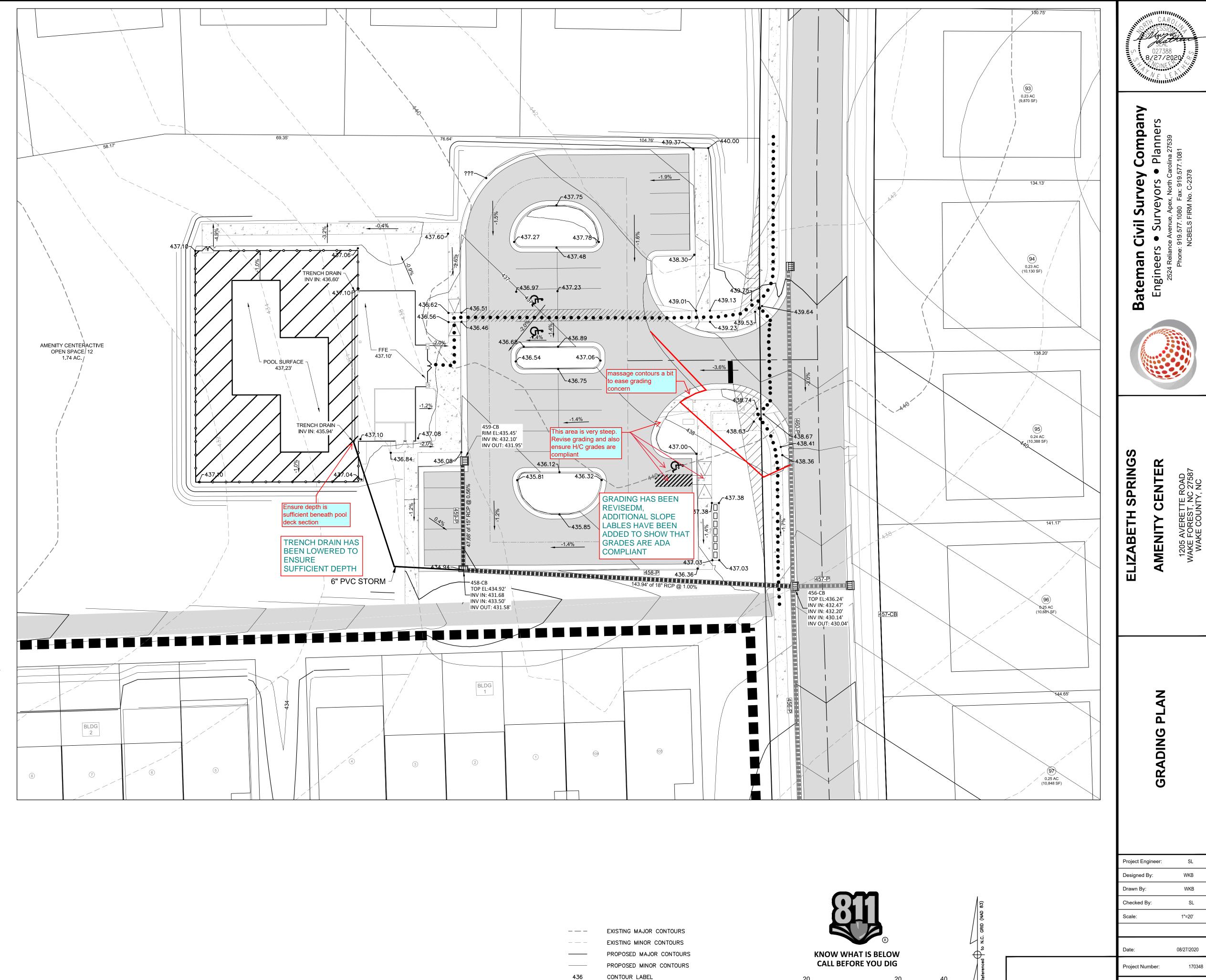
#### WAKE COUNTY CONSTRUCTION SEQUENCE:

- 1. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH THE WATERSHED MANAGER SCOTT REAMS VIA 919-868-4986. OBTAIN A LAND-DISTURBING PERMIT.
- 2. INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION.
- 3. Call scott reams via 919-868-4986 for an onsite inspection to obtain a certificate of compliance.
- 4. BEGIN CLEARING AND GRUBBING. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE SITE.
- 5. INSTALL STORM SEWER, IF SHOWN, AND PROTECT INLETS WITH BLOCK AND GRAVEL INLET CONTROLS, SEDIMENT TRAPS OR OTHER APPROVED MEASURES AS SHOWN ON THE PLAN. BEGIN CONSTRUCTION, BUILDING, ETC.
- 6. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC. SEED AND MULCH DENUDED AREAS PER GROUND STABILIZATION TIME FRAMES.
- 7. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL SCOTT REAMS VIA 919-868-4986 FOR
- 8. IF SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT BASINS, ETC., AND SEED OUT OR STABILIZE ANY RESULTING BARE AREAS. ALL REMAINING PERMANENT EROSION CONTROL DEVICES, SUCH AS VELOCITY DISSIPATORS, SHOULD NOW BE INSTALLED.
- 9. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION BY THE WATERSHED MANAGER SCOTT REAMS VIA 919-868-4986. OBTAIN A CERTIFICATE OF COMPLETION.

NOTE: EXISITING TOPOGRAPHY VIA SURVEY COMPLETED BY BATEMAN CIVIL SURVEY COMPANY.

DESCRIPTIONS

**REVISIONS** 

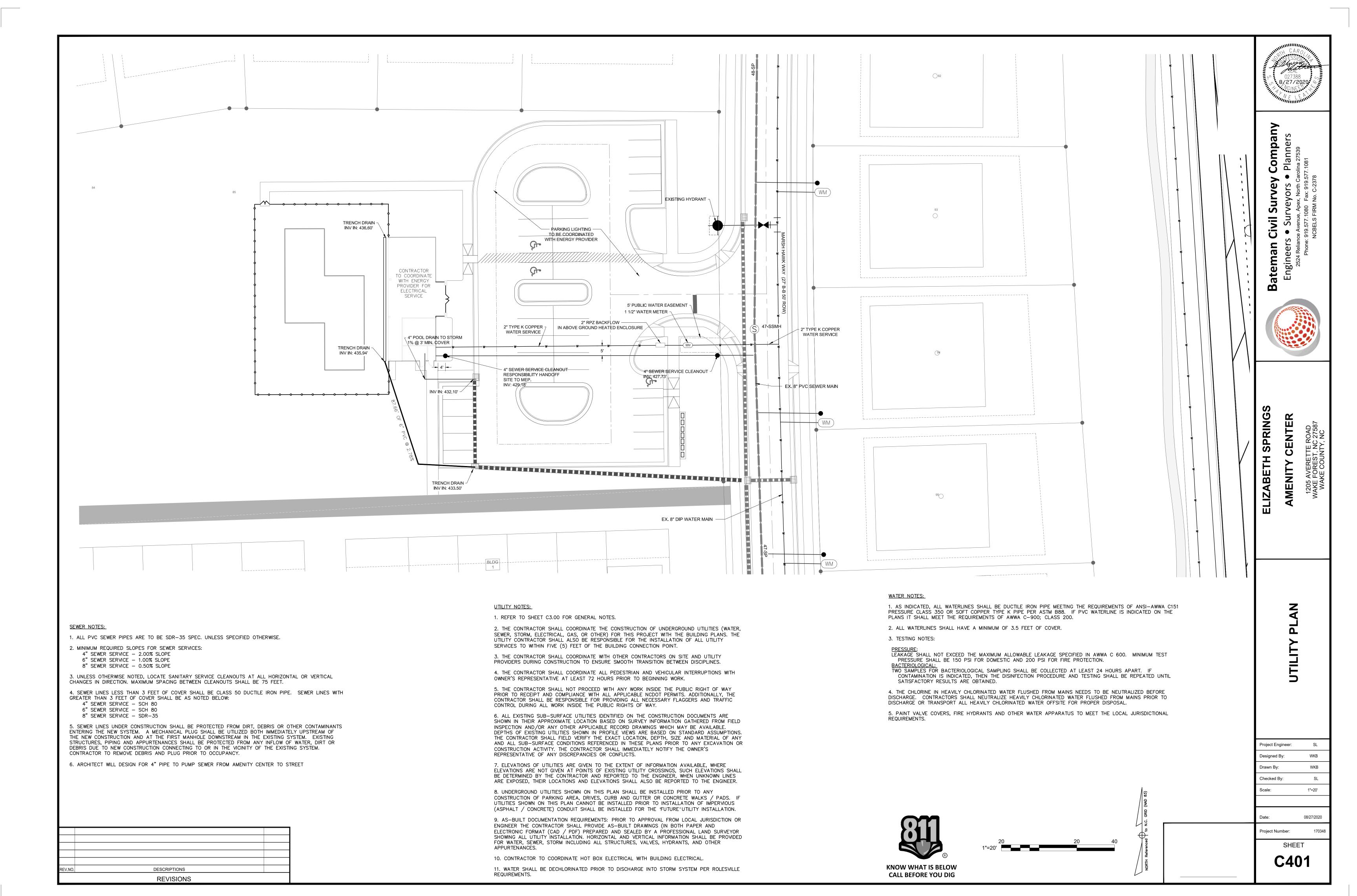


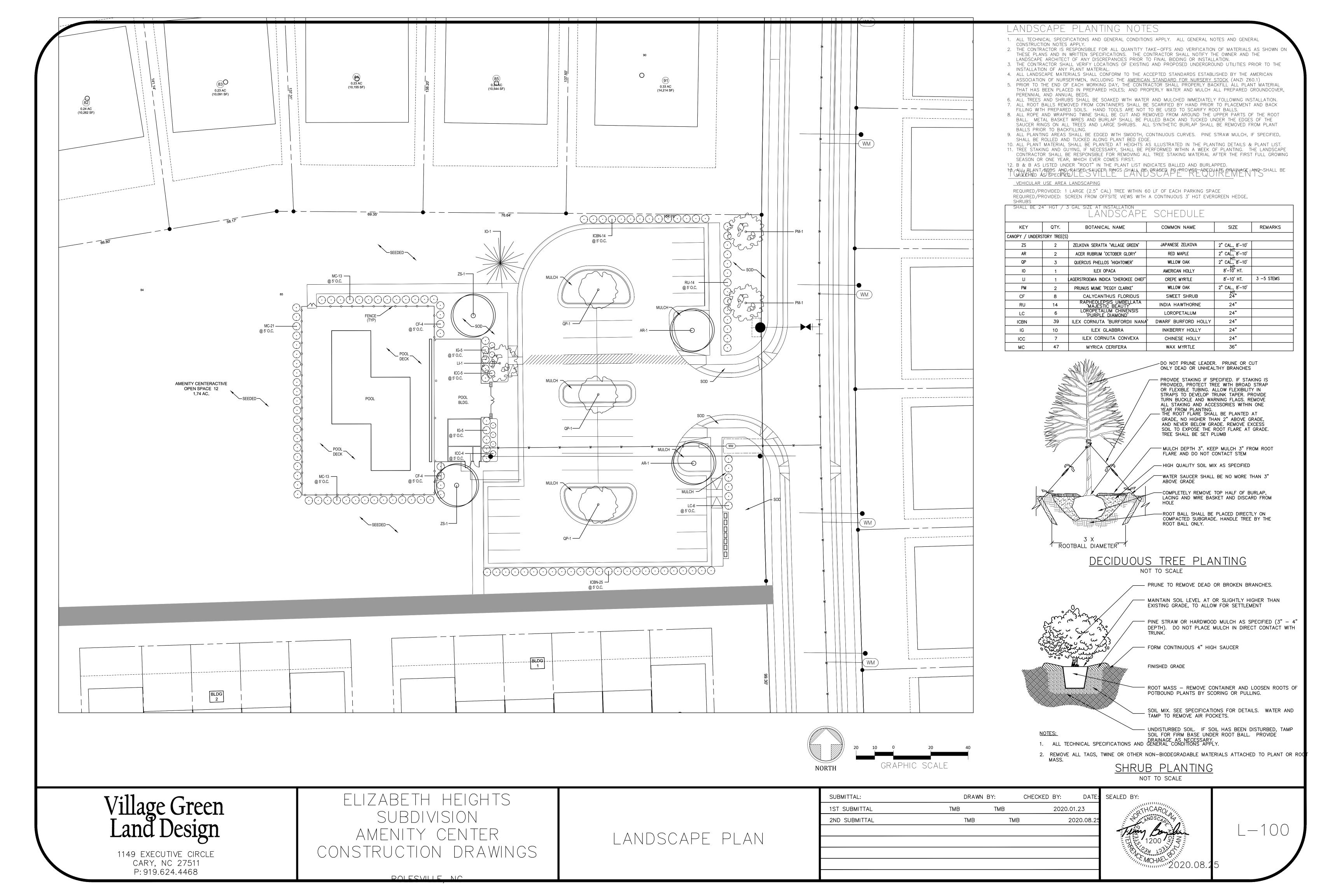
ADA ACCESSIBLE PATH

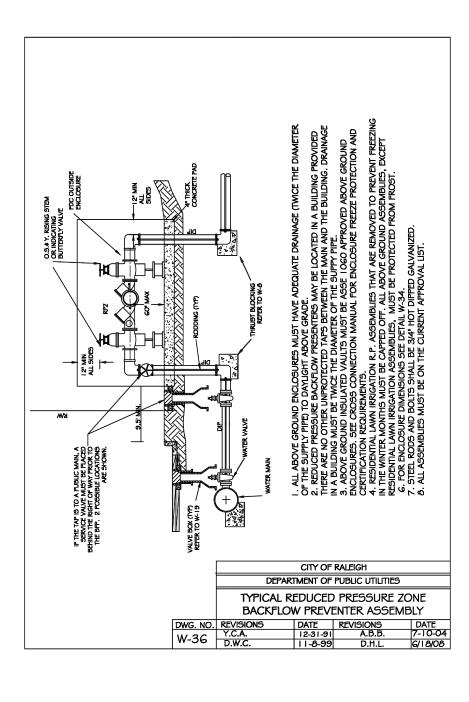
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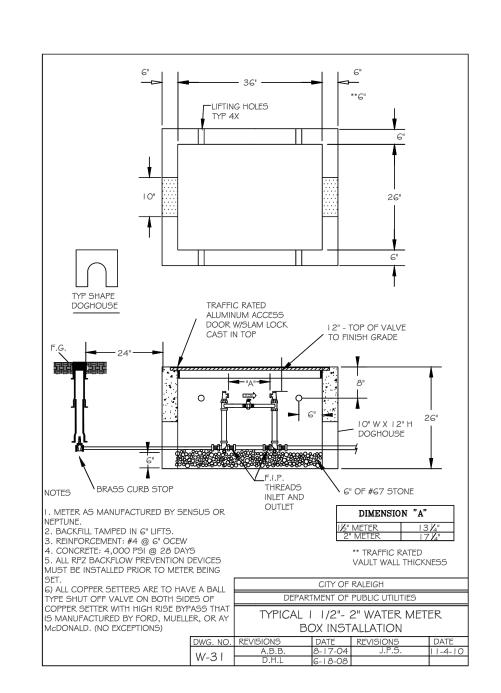
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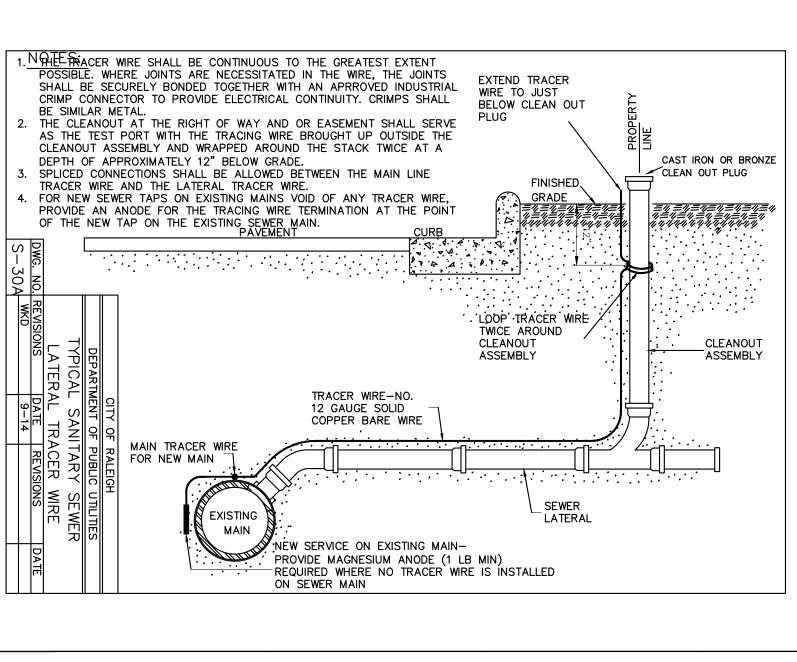
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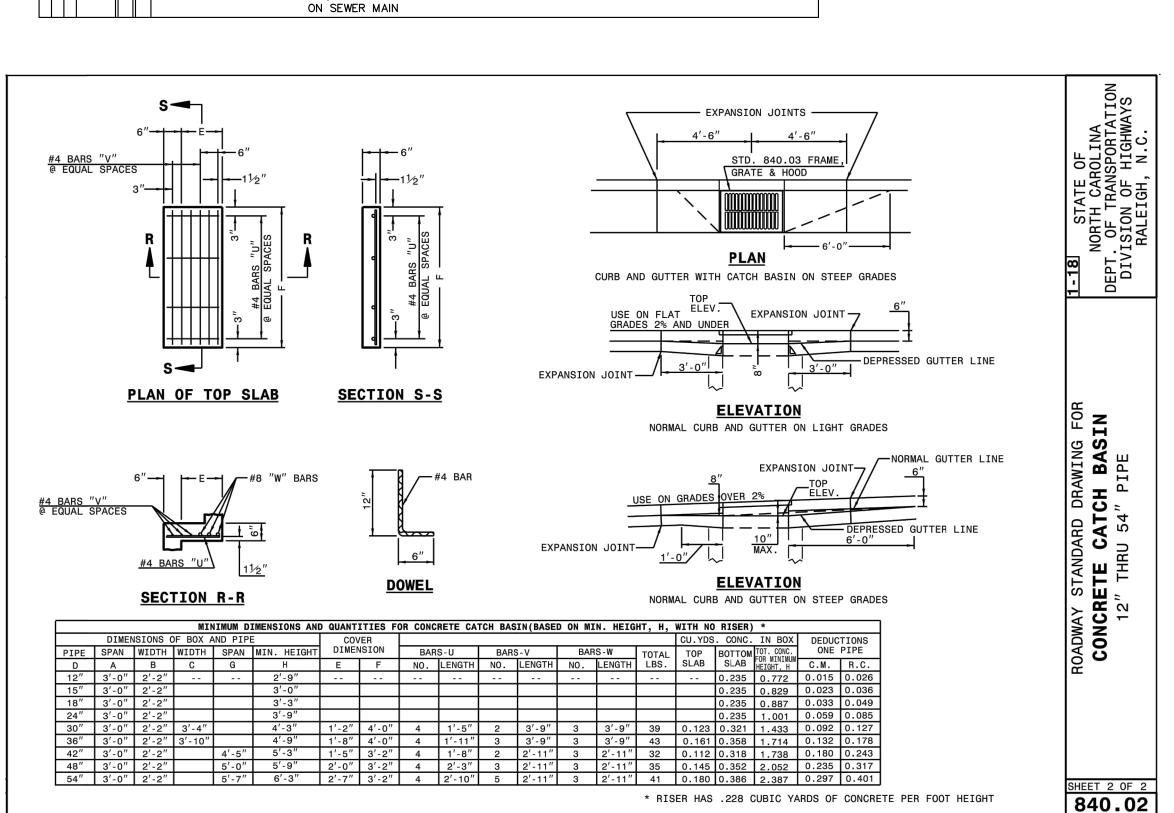


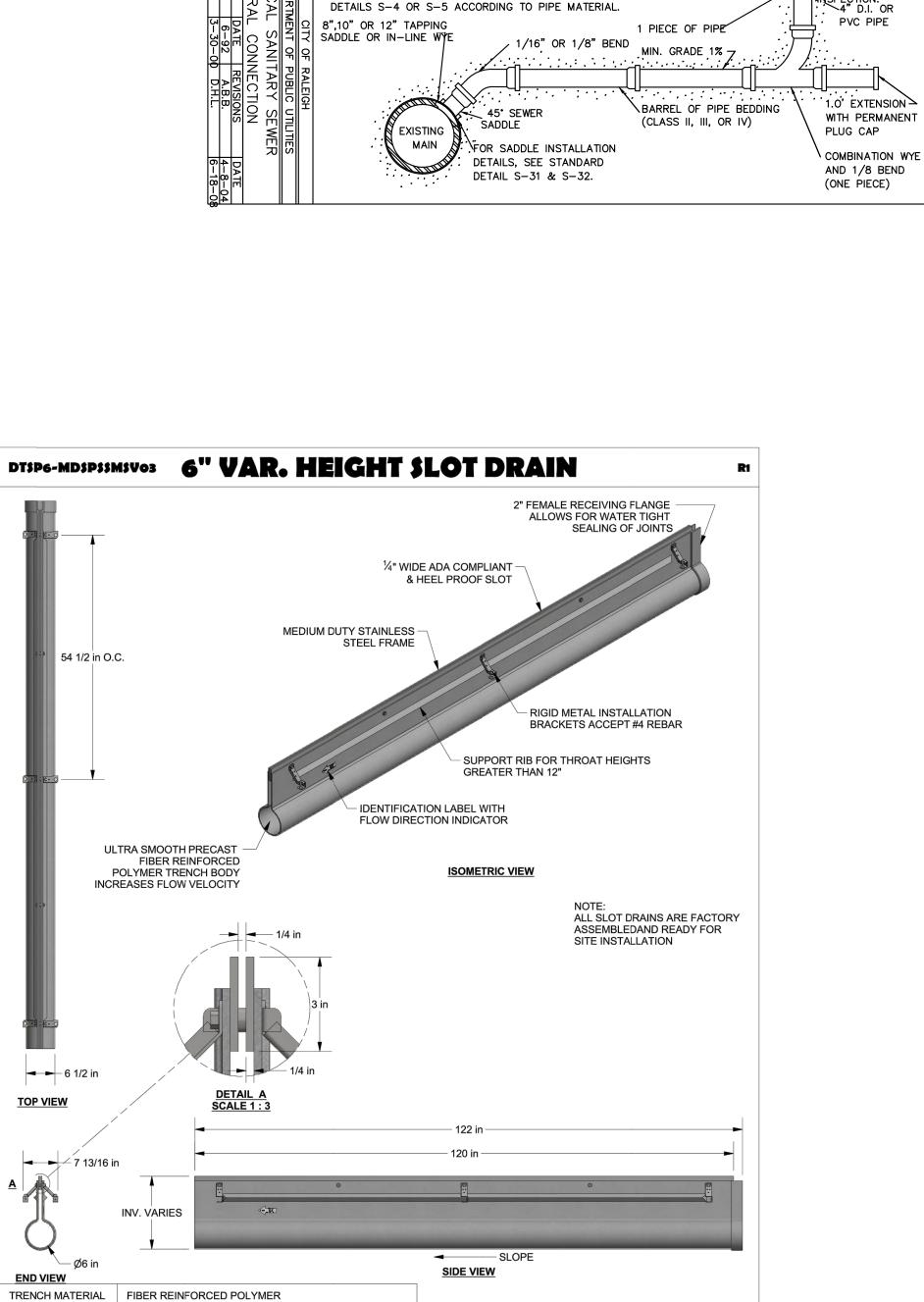












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**TOP VIEW** 

**END VIEW** 

FRAME MATERIAL

FRAME COATING

ANCHOR STUDS

INSTALL DEVICE

LOAD RATING

SLOPE

T304 STAINLESS STEEL

MEDIUM DUTY

RIGID STAMPED METAL FOR #4 BARS

0.5% TYP (CUSTOM SLOPE AVAILABLE)

PAVEMENT OPTION

4' DIAMETER CONCRETE COLLAR 6" THICK

**PAVEMENT** 

MUST BE 2" BELOW GRADE

THE FULL LENGTH OF THE SERVICE DITCH SHALL

BE COMPACTED IN 6" LIFTS WITH MECHANICAL TAMP.

ALL TAPS WILL BE MADE USING MECHANICAL TAPPING MACHINE. FOR PVC INSTALLATIONS, SADDLE AND BEND

OF PIPE BARREL MUST COMPLY WITH REQUIREMENTS OF

MUST BE BEDDED IN #67 STONE. BEDDING AND HAUNCHING

WHEN SEWER CLEAN OUT IS IN

IT MUST BE INSTALLED INSIDE A VALVE

BOX (OR MINI-MANHOLE) WITH COVER

PAVEMENT OR IMPERVIOUS SURFACE,

LABELED "SEWER".



\*SERVICE LATERAL MATERIAL AS REQUIRED

CAST IRON OR BRONZE

CLEAN OUT PLUG

INSTALLATIONS BY UTILITY CONTRACTORS BEYOND THE PROPERTY OR EASEMENT LINE REQUIRE A "PLUMBING

'UTILITY" PERMIT AND

ARE INSPECTED BY

INSPECTOR, DO NOT

BACKFILL PRIOR TO

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roject Engineer:

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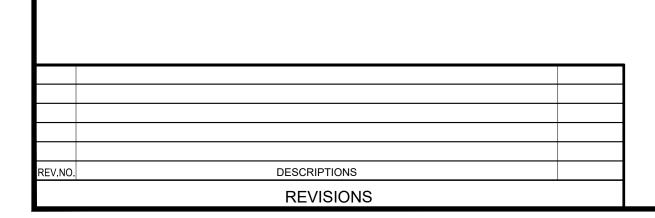
NTS

08/27/2020

Designed By:

rawn By:

Checked By:



**FINISHED** 

BACKFILL

**BACKFILL** 

TAMP WELL UNDER

BOTTOM HALF OF

HAUNCHING

GRADE

VUNDISTURBED SOIL

4" BEDDING

SIDE CLEARANCE

CITY OF RALEIGH

DEPARTMENT OF PUBLIC UTILITIES

TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN

TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN

4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC

2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.

FROM THE INSIDE FACE OF THE SHORING AND BRACING.

3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.

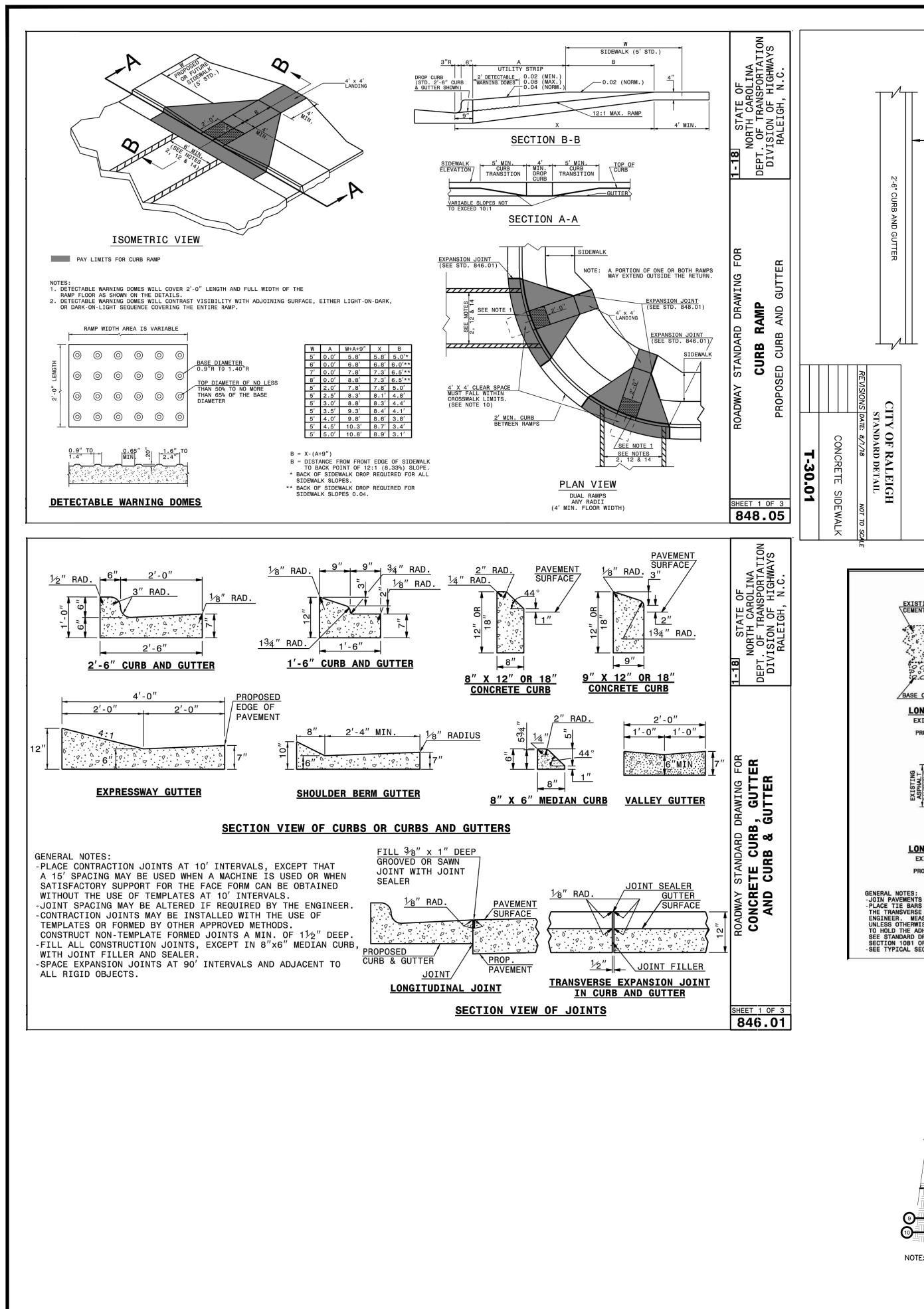
PRELIMINARY NOT RELEASED FOR CONSTRUCTION

01/29/2020

574c Industrial Way N

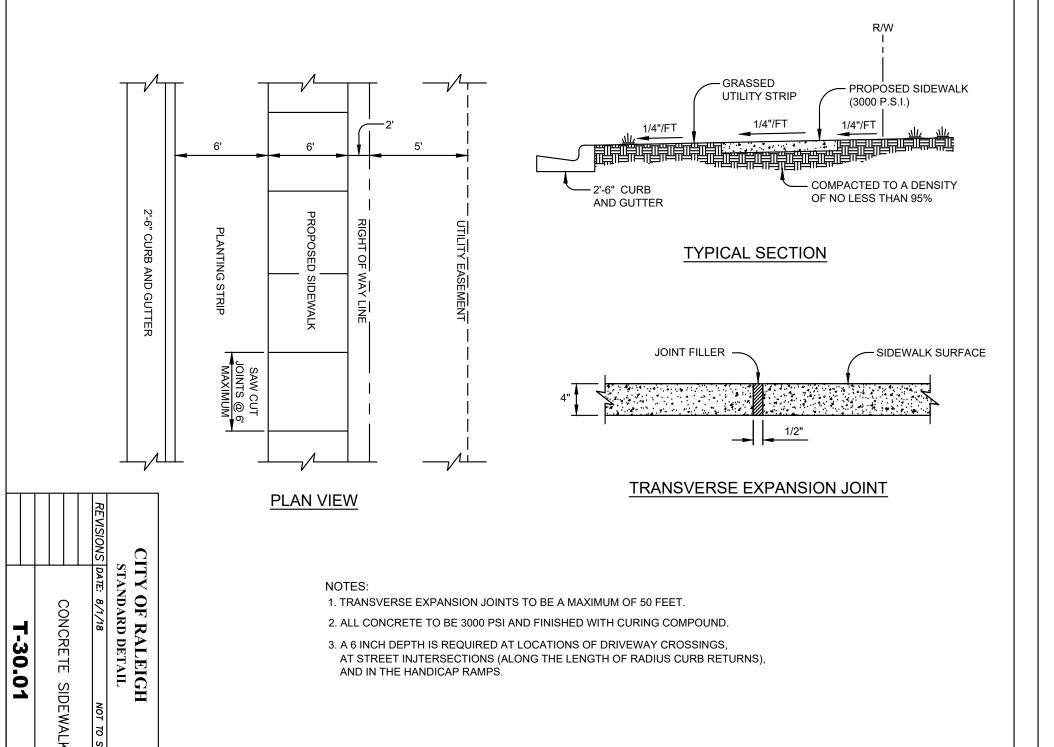
Dallas, GA 30132

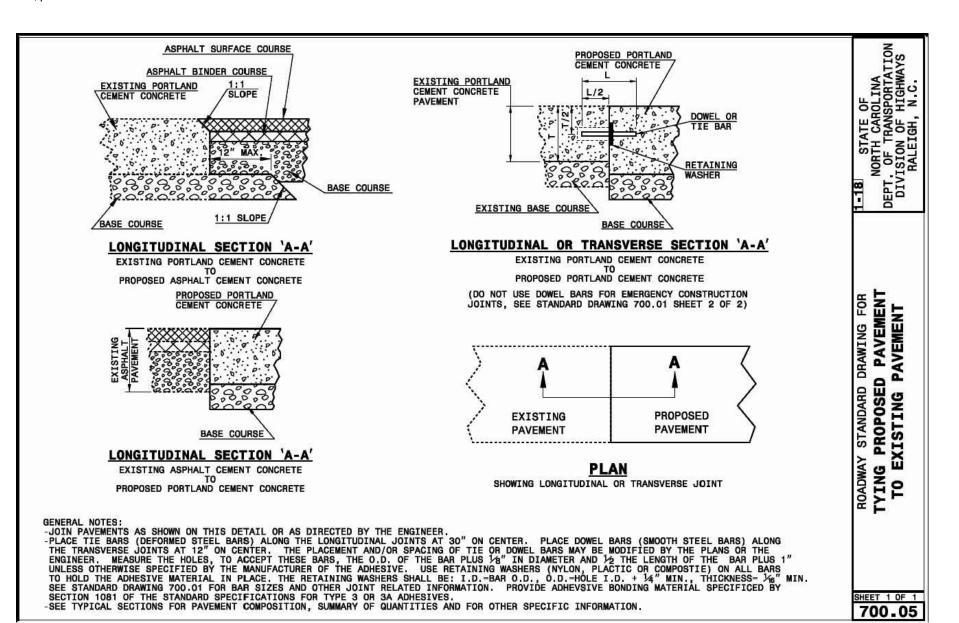
PH: 770-505-6575

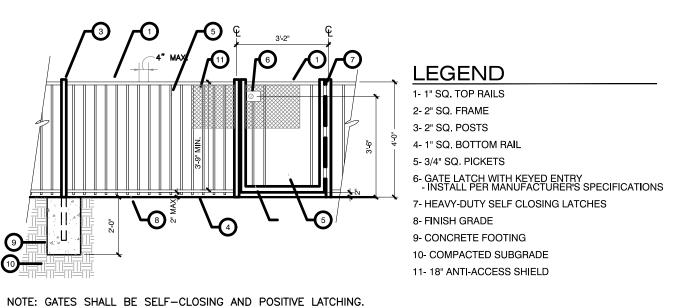


DESCRIPTIONS

**REVISIONS** 







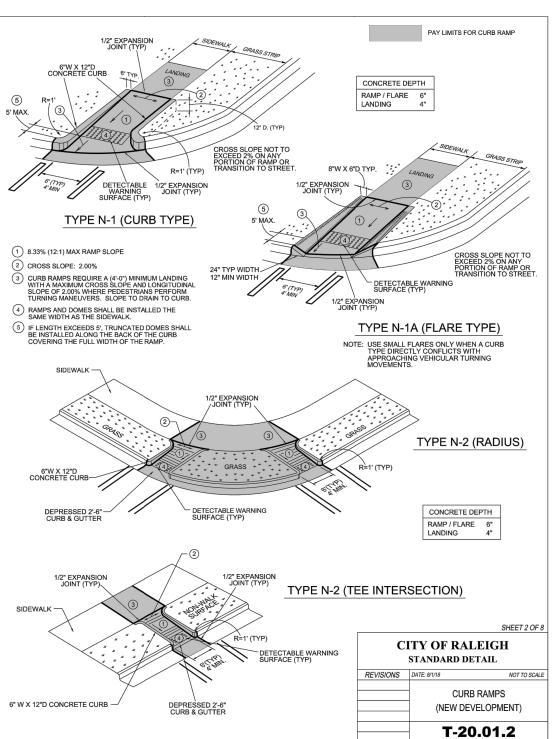
NOTE: GATES SHALL BE SELF-CLOSING AND POSITIVE LATCHING.

FULL DEPTH CUT SHALL BE MADE PORTION TO PERPENDICULAR TO THE BACK OF CURB BE REMOVED **GUTTER LINE-**IF THE FINAL LIFT OF ASPHALT HAS BEEN INSTALLED AND IS DAMAGED DURING CURB REMOVAL, A ONE FOOT WIDE SECTION OF ASPHALT SHOULD BE SAWCUT AND REMOVED FOR FORMS TO BE USED TO KEEP A STRAIGHT EDGE ON THE DRIVEWAY APRON. REINSTALL HOT MIX SURFACE ASPHALT PATCH S9.5B. IF THE FINAL LIFT OF ASPHALT HAS NOT BEEN INSTALLED. THE ASPHALT IN FRONT OF THE APRON CAN REMAIN IN PLACE.

1. CURB AND GUTTER SECTION SHALL BE REMOVED IN ACCORDANCE WITH DRIVEWAY WIDTH APPROVED BY THE CITY. 2. IF PERPENDICULAR CUT IS LESS THAN 5' FROM NEXT JOINT, THEN THE PARALLEL CUT SHALL BE MADE TO THAT JOINT. 3. THIS METHOD IS NOT ALLOWED IN NEW ROADWAY CONSTRUCTION.

CITY OF RALEIGH STANDARD DETAIL REVISIONS DATE: 8/1/18 -STANDARD METHOD OF REMOVING -EXISTING CURB (FOR A DRIVEWA APRON INSTALLATION)

T-10.24



Project Engineer:	SL
Designed By:	WKB
Drawn By:	WKB
Checked By:	SL
Scale:	NTS

PRELIMINARY NOT RELEASED FOR CONSTRUCTION

SHEET **C802** 

FENCE & GATE ELEVATION

01/29/2020

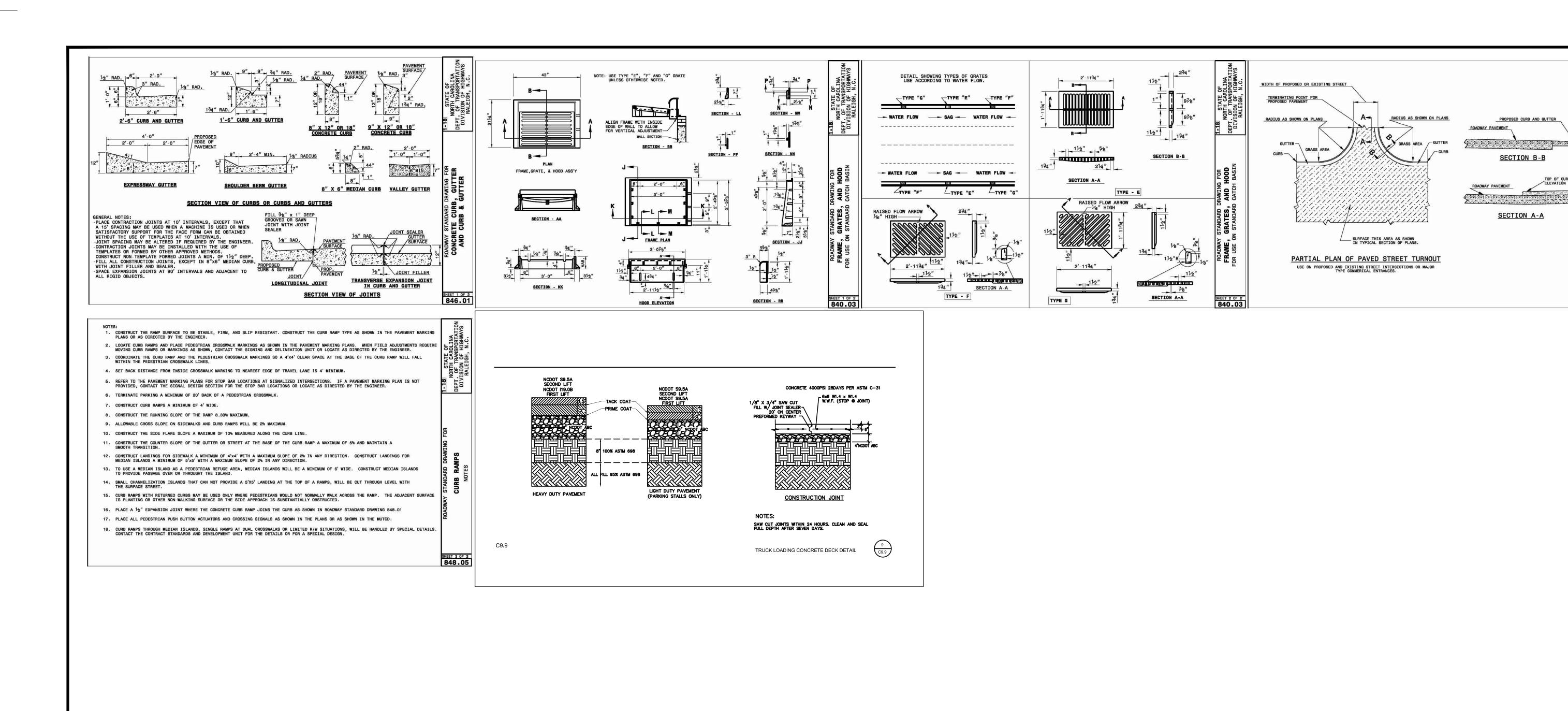
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08/27/2020



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ROAD

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ELIZABE

NTS 08/27/2020 roject Number:

roject Engineer:

WKB

Designed By:

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PRELIMINARY NOT RELEASED FOR CONSTRUCTION

01/29/2020